



# Merseyview, Higher Bebington

£170,000



**LESLEY HOOKS**  
ESTATE AGENTS





Don't let the pretty cottage exterior fool you — there's far more to this one than meets the eye. Tucked away in the sleepy, sought-after village of Higher Bebington, this charming cottage has that rare quality of feeling like a little secret — quiet and tucked away, yet everything you need is just a short stroll from the front door. Local shops, well-regarded schools, and handy transport links are all within easy walking distance. The best of both worlds, as they say. Step inside and you'll quickly discover just how deceptively spacious it is. The ground floor flows through a welcoming conservatory style reception porch into a lovely lounge, before opening into a kitchen breakfast room — the kind of space where morning coffee turns into a longer conversation than you planned. There's also a handy utility room that cleverly doubles as a home office, because modern life demands that little bit of flexibility. Upstairs, two bedrooms both benefit from built-in storage cupboards — always a bonus — and a smart three-piece bathroom with a shower and shower screen over the bath completes the picture beautifully. Outside, a neat lawn to the front gives the cottage its storybook kerb appeal, while a sweet courtyard to the rear offers the perfect little sun trap for a quiet moment to yourself. Warmed throughout by combi-fired gas central heating, this is a cottage that works just as hard as it looks good. Simply lovely. Council tax band A. Freehold.



**Porch**

11'3" (3.43m) x 6'6" (1.98m)

**Lounge**

12'2" (3.71m) x 11'8" (3.56m)

**Kitchen Breakfast Room**

11'9" (3.58m) x 10'8" (3.25m)

**Utility Room/Home Office**

9'0" (2.74m) x 5'10" (1.78m)

**Bedroom One**

12'2" (3.71m) x 11'10" (3.61m)

**Bedroom Two**

8'10" (2.69m) x 6'11" (2.11m)

**Bathroom**

5'6" (1.68m) x 5'10" (1.78m) Max





